

**From:** Warren McGrath [mailto:chair@cbcg.org.au]  
**Sent:** Tuesday, 10 February 2009 6:37 PM  
**To:** Gabriel.Hodgson@cityofperth.wa.gov.au  
**Subject:** CBCG Comments on the Point Fraser Commercial Development Plan

Dear Gabriel

I offer the following comments in regards to the Point Fraser Commercial Development Plan on behalf of the group based on the plans sent to me last week

- the scale of the development is much larger than I had previously understood and we would be disappointed if the buildings and hard surfaces were to become the dominant feature of these area as opposed to revegetation and landscape areas
- the impact of the offshore component of the project on the foreshore restoration is of concern. The restoration works have worked to stabilise the foreshore and provide habitat values along its edges. The group would be concerned with any proposal that might destabilize the foreshore area. We assume that there is no reclamation works into the Swan River and that all infrastructure beyond the current edge of the river is on pylons. Any reclamation into the river would not be supported by the group as it will alter foreshore morphology. Placement of pylons/footings should consider integrity of foreshore and river edge.
- The offshore component is likely to cause shadowing and therefore degradation of foreshore vegetation close to the decking on either side of the facility. The leasee should provide for replacement plantings and/ensure any degradation does not threaten remainder of foreshore through erosion.
- The group would be against hard walls along this edge which do nothing to dissipate the energy of waves hitting the foreshore. The current soft edge and brush matting act to protect the land from erosion.
- Any excavations for building should be undertaken consistent with DEC acid sulphate soil guidelines
- Stormwater runoff from the facility should be managed within the lease area. No runoff from hard surface areas should be allowed to directly discharge into the constructed wetland system or the Swan River – it should be via its own treatment system similar to the car park areas in Stage 2 of the Point Fraser development. In regards to roof runoff, will soakwells be used at terminal end of guttering and if so, it should be confirmed there is sufficient elevation above groundwater to achieve required infiltration rates.
- The group is concerned with how the large area of decking will be cleaned and maintained. Pollutants and litter may build up underneath the decking and also be discharged into the Swan River through washing and sweeping of the decks and through decking oil applications. Lease conditions should require special care in cleaning and litter to be picked up and disposed of – not swept or washed off the decking. Deck oiling should be undertaken with care not to allow residue into the river.
- The microbrewery will have particular waste products that must be managed for and not allowed to be discharged into the constructed wetland or Swan River
- the terraces and building are very close to the large 'existing tree' (which from memory is an old Tuart). Extreme care should be taken in regard to any excavations or piling of footings or supports for the terrace or building around this tree as the roots will be susceptible to damage.
- All plantings should be natives and consistent with plant treatments of the surrounding Point Fraser development

Thank-you for the opportunity to comment

Regards,

Warren McGrath  
Chair - Claise Brook Catchment Group